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# PLANNING COMMISSION AGENDA

October 2, 2018

WE PROVIDE EFFICIENT DELIVERY OF QUALITY PUBLIC SERVICES THAT ARE  
ESSENTIAL TO THOSE WHO LIVE AND WORK IN SAN RAMON

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Jeanne Benedetti, Chairperson • Gary Alpert, Vice Chairperson  
Victoria Harris, Planning Commissioner • Rick Marks, Planning Commissioner  
Eric Wallis, Planning Commissioner

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**City Hall - EOC Meeting Room**  
**7000 Bollinger Canyon Road**

**Workshop – 7:30 PM**

*Agenda Questions: Please Call the Planning Services Division (925) 973-2560*

***Documents received after publication of this Agenda and considered by the Planning Services Division in its deliberation will be available for inspection in the Planning Services Division office at 2401 Crow Canyon Road, San Ramon during normal business hours and in the red binder at the Planning Commission meeting.***

***To assist you in preparing your testimony, please review the Planning Commission's guidelines***

**[Suggestions for Providing Effective Testimony at a Planning Commission Public Hearing.](#)**

*Welcome to the Planning Commission meeting.*

*No new matter will commence after 11:00 p.m. and meetings will be adjourned at 12:00 a.m. unless the Commission votes to extend the meetings for 30-minute increments.*

*Members of the audience may request to speak if the subject is listed as a PUBLIC HEARING. Please fill out a speaker card (from the table in the rear of the Council Chamber) and hand it to the Recording Secretary at the beginning of the meeting. The Recording Secretary will advise the Chairperson when requests to speak are in hand. The Chairperson will recognize you during the course of the hearing and may specify the number of minutes you will be allotted to speak. Such limitation will take into account the number of persons wishing to speak and the time available. The procedure for the hearing is to have staff make a presentation, the applicant present the proposal and then the persons for and against the item may speak. Finally, the applicant has time for rebuttal. The hearing is then closed and brought to the Commission for discussion and action. There is no further comment permitted from the audience unless invited by the Planning Commission.*

*Public hearings may be continued from time to time. Notice of the continuance will be provided following the conclusion of each item no additional notification will be provided unless there is a change in the meeting date, time or location.*

*If the applicant or his/her representative fails to attend the Public Hearing concerning his/her application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.*

*If you challenge in Court any zoning or planning actions taken by the Planning Commission, you may be limited to raising only those issues you or someone else raised at the public hearing conducted herein or in written correspondence delivered to the Planning Commission at or prior to the public hearing.*

*Decisions of the Planning Commission may be appealed within 10 (ten) calendar days of decision by filing a letter stating the grounds for the appeal along with the appropriate filing fee in the City Clerk's office.*

1. **CALL TO ORDER**

2. **PUBLIC COMMENT**

*At this time, those in the audience are encouraged to address the Planning Commission on any item not already included in tonight's agenda. If possible, comments should not exceed five (5) minutes.*

Public Comment at Special Meetings is limited to the item described in the notice. [Cal. Gov. Code § 54954.3 (a)]. Comments should not exceed five minutes. If you wish to speak, please fill out a speaker card.

3. **PLANNING COMMISSION STUDY SESSION ON THE CROW CANYON SPECIFIC PLAN**

Staff Report by: Cindy Yee; Senior Planner

3.1 Workshop: Crow Canyon Specific Plan Update

Recommendation: Staff Recommends that the Planning Commission Receive the Staff Report; Open the Workshop and Receive Public Comments; and Provide Feedback to Staff on the Vision for the CCSP Update.

3.2 Powerpoint Presentation

4. **ADJOURNMENT**

*I hereby certify that the attached Planning Commission Agenda was posted 72 hours before the noted meeting:*



Renee Beck, City Clerk

*Dated: September 27, 2018*

# **PLANNING COMMISSION**

## **Staff Report**



**DATE:**           **October 2, 2018**

**TO:**             **Planning Commission**

**FROM:**       **Debbie Chamberlain, Community Development Director**  
                   **By: Cindy Yee, Senior Planner**

**SUBJECT:**   **Workshop: Crow Canyon Specific Plan Update**

### **EXECUTIVE SUMMARY**

The Crow Canyon Specific Plan (CCSP) was adopted in 2006 to guide the evolution of a 128-acre office and service commercial area in San Ramon with the goal of creating a new mixed-use community that includes concentrated commercial and residential uses, while maintaining viable limited/light industrial and service commercial uses. While many aspects of the 2006 vision remain valid today, a number of factors have arisen in recent years that affect the potential build-out of the plan area and its best fit within the larger community. The purpose of this charrette-style workshop is to receive input from local area residents, property owners and the Planning Commission with the objective of helping visualize buildout of the Plan Area.

### **RECOMMENDED ACTION**

Staff recommends that the Planning Commission receive the staff report; open the workshop and receive public comments; and provide feedback to staff on the vision for the CCSP update.

### **INTRODUCTION**

#### **Project Description:**

The project consists of targeted updates to the CCSP intended to encourage investment and new development within the Plan Area through a coordinated program of public improvements and a clear pattern of land uses that provides property owners with a level of certainty regarding the future form and character of development. As full buildout of the Plan Area will take place incrementally over a period of many years, a vision is needed to guide future development and redevelopment in order to avoid piecemeal decisions and missed opportunities. The project will align the CCSP with the changing conditions within the Plan Area and the larger City of San Ramon and regional context, such as the concentration of regional retail in the City Center Bishop Ranch project and the dissolution of Redevelopment. The CCSP Update is expected to be an 18-month process involving outreach to the community, property owners, and advisory bodies

with active involvement of the Planning Commission and City Council. A public review draft of the CCSP is expected to be released in Spring 2019, and adoption of the CCSP Update anticipated in Fall 2019.

### **Public Outreach/Notification:**

While this workshop does not require a specific public notice and no decision will be rendered at this meeting, on September 21, 2018, a courtesy notice for the Planning Commission workshop for October 2, 2018, was mailed to all property owners within the Crow Canyon Specific Plan and within 300 ft. of the Specific Plan boundaries.

### **BACKGROUND**

The CCSP was adopted in 2006 to guide the future development of a 128-acre office and service commercial area. The CCSP envisioned a cohesive, mixed use community of residential, neighborhood-serving, and commercial uses while maintaining the existing limited/light industrial and service commercial uses. While aspects of the 2006 vision remain valid today, a number of factors such as the evolving retail landscape; changes in housing law; and loss of Redevelopment funds affect the potential build-out of the Plan Area. In recognition of these factors, the City Council directed staff to proceed with a comprehensive update to the CCSP. The purpose of the update is to refine the CCSP so that it guides the future of this area in a way that will encourage coordinated development that responds to neighborhood considerations and citywide objectives.

Given the factors listed above and that the full potential of the Plan Area remains to be realized, the City has initiated an update to the CCSP in order to refine the vision and the implementing strategies of the Plan. The City Council and Planning Commission conducted two joint workshops (October 24, 2017 and September 18, 2018) to discuss potential revisions to the CCSP. The direction provided to guide the CCSP Update is summarized in Attachment B.

### **ENVIRONMENTAL REVIEW**

An Addendum to the Crow Canyon Specific Plan Environmental Impact Report (EIR) will be prepared in accordance with the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended.

### **DISCUSSION/ANALYSIS**

The meeting will be conducted as a charrette-style workshop with the Planning Commission and the community where participants will be asked to share their vision for the CCSP area with the objective of helping visualize buildout of the Plan Area. After an opening presentation from the consultant team to frame the issues and opportunities, participants will be guided through map-based activities and view precedent projects to provide input for site plan alternatives and options for land use, connectivity and urban design.

**FISCAL ANALYSIS**

The cost for preparation of the Crow Canyon Specific Plan update is funded by the Planning Cost Recovery Fund, with environmental review and project management consulting services under the supervision of the Planning Services Division.

**NEXT STEPS**

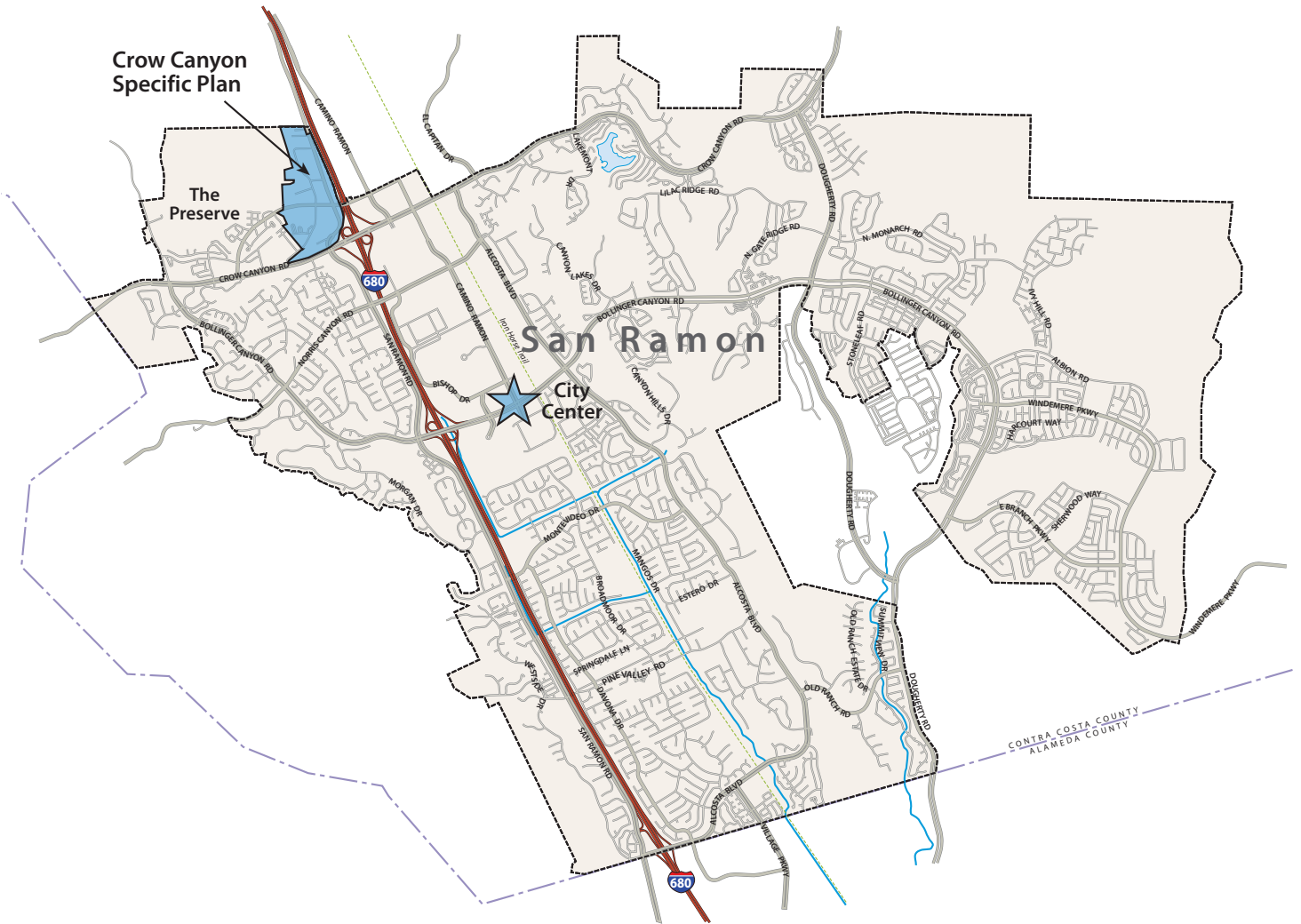
1. City staff and consultants will work with community input from this workshop to develop Draft Alternatives representing different options for land use, connectivity and urban design.
2. A second public workshop on the CCSP will be held on December 4, 2018 to review the Draft Alternatives and craft a Preferred Alternative for the consideration of the Planning Commission and City Council.

**ATTACHMENT:**

Attachment A: Map of Planning Area and Regional Context

Attachment B: Summary of Potential Modifications to the CCSP

## Citywide Context



### **Summary of Potential Modifications to the Crow Canyon Specific Plan**

On October 24, 2017, the City Council and Planning Commission conducted a Joint Workshop to discuss potential revisions to the CCSP. The discussion generated clear direction to guide the CCSP Update. Comments from this workshop are summarized below:

1. Consider removing the Housing Overlay north of Hooper Drive. The Housing Overlay provides additional residents to the VCMU but may not be needed to accomplish housing goals. The City may consider moving some of the units out of the Plan Area, if appropriate.
2. Consider providing incentives to the current property owners to improve their properties. There should be stronger statement regarding the preservation of the Beta Court uses.
3. Consider refining the mix of housing and commercial uses. The recommendations of the Retail Analysis, currently underway, should be considered for any land use revisions. Establishing the critical mass of housing needed to support local retail and commercial is critical and San Ramon Square should be evaluated for retail/commercial use rather than VCMU.
4. Consider removing the extension of Twin Creeks from the Plan.
5. Consider revisiting the widening of Omega Road and Hooper Drive. The 70 ft. ROW does not seem to be needed and there are ways to accomplish walkability goals that can minimize impacts to existing businesses.
6. Work to integrate biking and walking into the Plan. Any Plan revisions should reflect the Bicycle Master Plan efforts currently under way. The Plan should also emphasize shared parking and connectivity between smaller projects to improve parking access and off-street circulation.
7. Consistency with the existing residential RHNA numbers is important. Plan revisions should be looked at in the context of new housing laws and should reflect the reality in regard to the type and location of housing projects. Development standards need to be specific, detailed and ready to implement given the State preemptions and evolving housing policies.
8. Consider allowing residential on the first floor and the use of horizontal mixed use where appropriate.
9. There is a need to better define development standards, connectivity between properties, livability goals and infrastructure goals for the Plan Area.
10. The Plan should consider the historic aspects of the area and tie back to San Ramon's history. Consider renaming the Specific Plan to reflect the history and formation of the San Ramon community.

Based on recommendations from staff and the consultant team at a study session held on September 18, 2018, the City Council and Planning Commission also approved exploration of the following items with stakeholders as part of the CCSP Update process:

1. Particularly in view of the directive to remove the Residential Overlay north of Purdue Road, there may be a need to add a new land use designation or to refine the current designations to provide additional clarity as to the desired development in various locations within the CCSP area.
2. Refine CCSP development standards and guidelines:
  - Consider organizing the standards in a tabular format, clearly summarizing all standards and organizing by subarea and topic to make them more accessible to users of the Plan.
  - Clearly distinguish between standards (requirements for project design that can be mapped and measured) and guidelines, which suggest options for achieving design objectives and invite creativity of project design. It would also be helpful to present standards and guidelines separately in the document.
  - Explore ways to focus standards on key issues that define the character of projects the community desires for the CCSP area and complement with guidelines. High-quality development can best be engineered with a mix of standards and guidelines.
  - Ensure that the updated CCSP provides “objective standards” as needed to address the requirements of recent State housing law, including SB 35, which reinforced provisions in State law that require decisions denying or conditioning residential development projects to be based on quantified standards. The City may also wish to consider creating a fast-tracking mechanism for projects that adhere to these standards.
3. Clarify live/work parameters to facilitate production and ensure they achieve their intended purpose. Consider allowing live/work units on the ground floor and defining types of non-hazardous work activities permitted, proportion of floor area that may be used for the residential portions of live-work units, restrictions on unit conversions, and more. Similar ordinances in cities like Berkeley, Alameda, and Oakland can be used as precedents.
4. Investigate options for further incentivizing small lot consolidation, including reduced parking requirements; increased maximum floor area ratio (FAR); reduced common/open space requirements; development review streamlining; and/or graduated density.
5. Explore specific actions the City can take to encourage façade improvements and beautification. For example, a beautification/facade improvement program helps to stimulate aesthetic improvements. The CCSP update could explore such a tool through the consideration of eligibility criteria; application/selection process; funding mechanisms; and organizational structure.
6. Modify the numeration of the policies to make the Plan more user-friendly. Currently, policies in the CCSP are numbered consecutively within each chapter. This means there is a Policy 1.1 in multiple chapters, which makes it difficult to cite or reference them clearly. As the Plan is updated, letters corresponding to the chapter (i.e. LU1.1; CR1.1) could be incorporated along with the number to distinguish between Land Use Policy 1.1 and



Circulation Policy 1.1.

7. Consider a definition and income thresholds for “workforce housing.” The definition could be tied to salary levels for teachers and other public employees whom the City desires to attract and retain. It could also specify that workforce housing developments be designed to accommodate families with children by requiring a specified percentage of the units to include at least two bedrooms and projects to provide child-friendly amenities such as playgrounds. Consider whether the definition/threshold would be appropriate citywide or specific to the CCSP area.



**City of San Ramon Planning Commission – Public Hearing  
Draft Retail Strategy – General Plan Amendment  
October 2, 2018**

# Executive Summary

3.2

Retail Strategy developed over 18 months to identify types of retail that can be attracted to San Ramon and where to best locate it

City Council approved Draft Retail Strategy on May 8, 2018

Staff and consultant have updated the General Plan to reflect the strategy and decision-maker feedback

This the third public hearing required under Measure G (prior hearings held 8/28 and 9/18)

Communication: Powerpoint Presentation (Planning Commission Study Session on the

# Objective of the Public Hearing

3.2

- Review, discuss and receive input on proposed modifications to General Plan 2035 Economic Development, Land Use, Circulation and Transportation, and Housing Elements

- Staff recommends that the Planning Commission:
  - Receive the staff report
  - Open the continued public hearing and receive public testimony
  - Close the public testimony portion of the hearing
  - Provide feedback to staff
  - Continue the public hearing to October 16, 2018 for additional public comment on the General Plan Amendment and a recommendation to the City Council.

- **Retail Analysis Report** prepared to identify issues and opportunities for San Ramon's retail sector
- **Focus Group** of local retail representatives shared input to inform actions the City could consider
- **Alternatives developed**, identifying a range of actions the City could take to strengthen the retail sector
- **Alternatives evaluated** on the basis of economic analysis and case studies
- **Preliminary Draft Retail Strategy** approved by Planning Commission and City Council



# Summary of Retail Strategy

3.2

- Strengthen role of **Bollinger Canyon Road** as the City's premier retail corridor
- Foster a commodity retail corridor on **East Crow Canyon Road**
- Foster vibrant, community-oriented retail/commercial node around **Diablo Plaza**
- Cultivate neighborhood-serving retail centers in **western and southern** part of the City
- Promote a retail node to serve the current and future residents of the Crow Canyon and Northwest Specific Plan Areas

## Mechanism for exceptions to cap on non-retail square footage

### Response:

- As the General Plan is a high-level guiding document, edit the policy to “require a use permit” for flexibility
- Define the specific mechanism in the Zoning Code, together with the findings that must be made for granting exceptions
- Proposed Zoning Code Updates will come before Planning Commission later in the fall





## Clarifications on Planning Commission Comments from 9/18

### Response:

- Reference to the Focus Program on page 4-17 of LUE is correct, as that program was in force at the time the PCA was designated
- UGB is in effect through 2035 (not 2030) so Policy 4.6-I-1 will be updated
- References to 2022 refer to an assessment date for the UGB established for next Housing Element cycle, when housing needs to be revisited
- Errata sheet recording revisions to proposed policy framework included as Attachment A



# CEQA Review - Summary



Crow Canyon Specific Plan Area



Diablo Plaza Retail Node



Central Bollinger Canyon Road Corridor



East Crow Canyon Road Corridor



East San Ramon/Dougherty Valley

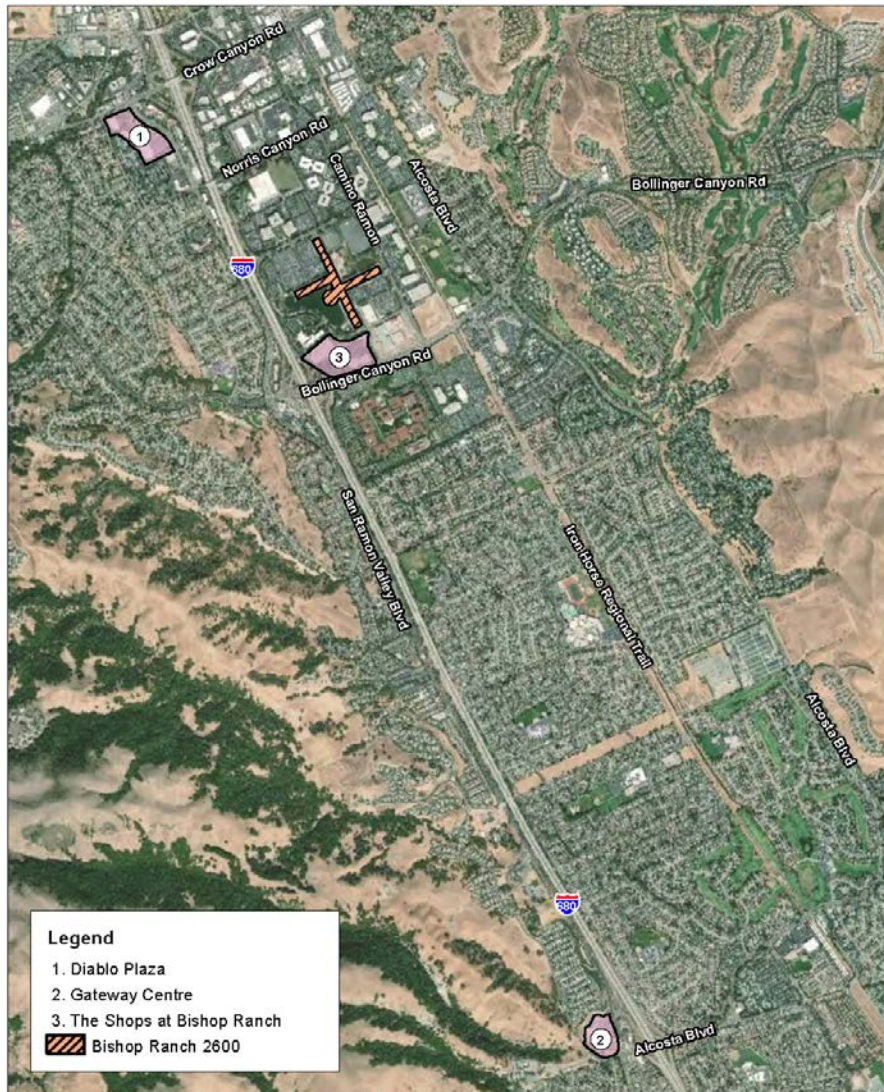


South San Ramon

- Project Overview
- CEQA Summary
  - Addendum process
  - Focus of Analysis
    1. Traffic
    2. Air Quality
    3. Noise

- General Plan Amendments
- Updates to Zoning Code
- Updates to Economic Development Strategic Plan





- Residential Development: Uses would be shifted from retail centers to BR-2600.
  - In total, 782 potential residential units would be shifted to BR-2600
- Implementation of 2018 Retail Strategy does not allow an increase in number of units

- Traffic: Trips would shift based on the relocated units, but would not result in unacceptable levels of service at any local intersections.
  - Consistent with analysis in the 2030 FEIR, General Plan Implementing Policies would require new development to evaluate and mitigate for any impacts
- Air Quality: Emissions would be shifted within the city, but the shift would not affect the overall compliance with the Air Plan, nor would it result in new localized impacts
- Noise: Noise would shift according to the new locations for residential development, but the shift would not result in any new impacts to sensitive receptors.
  - Placing residential sites within the urban core would reduce Vehicles Miles Traveled because housing would be located near jobs and shopping.

- The project does not require any revisions to the 2030 FEIR.
- No new significant information or changes in circumstances surrounding the project have occurred since the certification of the 2030 FEIR.
- The previous analysis completed for the General Plan 2030 remain adequate under CEQA.

1. Continue the public hearing to October 16, 2018 for additional public comment and a Planning Commission recommendation to the City Council

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2. Updates to Zoning Ordinance and Economic Development Strategic Plan in the fall

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# THANK YOU